

FOR SALE / LEASE



Multi-unit Service Commercial Building with Main Street Exposure

275 ELMA STREET, W
LISTOWEL, ONTARIO

WHITNEY
Commercial Real Estate Services

Multi-unit Building on 1.198 Acres in Listowel

57,000 SF multi-unit building with 32,880 SF available for lease or an owner occupier. The property is on 1.198 acres with Main Street exposure.

The building features multiple dock level and drive-in doors, a 12,000 lb capacity freight elevator to all 3 floors and on-site parking. There is also a second building on location available for storage. Located near many amenities and walking distance to Downtown Listowel.

TOTAL BUILDING AREA | 57,000 SF

TOTAL LAND AREA | 1.198 Acres

ASKING PRICE | \$3,375,000

TOTAL TAXES | \$28,224 (2023)

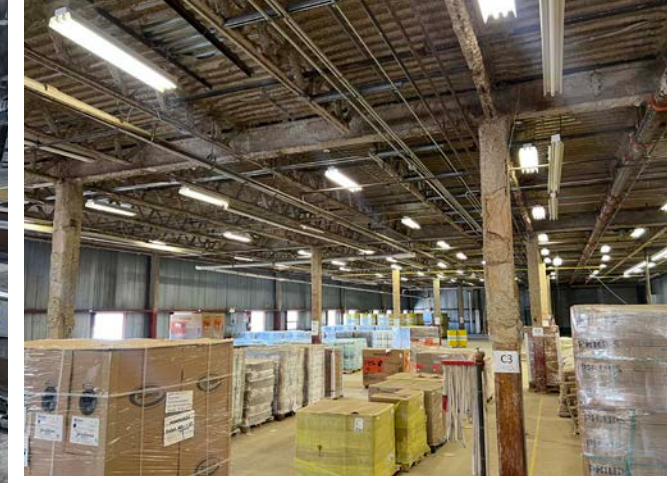
ZONING | C2-2

LOADING | 3 dock & 3 drive-in doors

CLEAR HEIGHT | 9'4" - 19'11"

FOR LEASE | 32,880 SF (2nd/3rd Level)

LEASE RATE | \$4.50 / SF Gross



SPACE	AREA (SF)	STATUS
EA Health and Performance	9,000 SF	\$7.00 / SF Net
Ideal Supply	3,400 SF	\$7.25 / SF Gross
Impressions Bakery Cafe	3,686 SF	\$14.32 / SF Net
Partners in Employment	3,064 SF	\$7.38 / SF Net
2nd & 3rd level warehouse	32,880 SF	Available Sept 1, 2023
Secondary building	~3,000 SF	Owner occupied

PERMITTED USES

- Art, dance, music, or photography studio
- Bank or financial institution
- Business or professional office
- Commercial parking lot
- Commercial recreational use
- Commercial school
- Day nursery
- Restaurant
- An emergency services facility
- Film processing establishment
- Funeral home
- Government office
- Hotel
- Institutional use
- Medical clinic
- Movie video rental and sales establishment
- Parking area
- Post office
- Printing and/or publishing establishment
- Retail store



DISTANCE FROM 275 ELMA STREET W, LISTOWEL

Elmira - 37 KM

Arthur - 41 KM

Kitchener - 56 KM

Orangeville - 77 KM

Mt. Forest - 40 KM

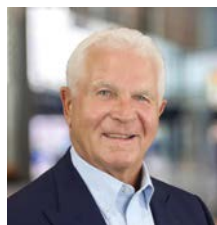
Stratford - 54 KM

Guelph - 66 KM

Contact Listing Agents for more information.



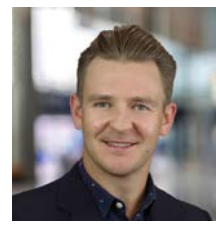
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